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Area Measurement Report

18 Percy Street,
London, W1T 1DX
Reference 25.09.3429
5 January 2026





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1. About Sterling Temple

Sterling Temple is a leading provider of measured property surveys, delivering precise area measurement reports and detailed planning drawings to clients across the UK. Using advanced 3D laser scanning technology and efficient workflows, we ensure exceptional accuracy and fast turnaround times. Our expertise spans a range of property types, from commercial and industrial spaces to complex architectural structures. At Sterling Temple, we are committed to combining cutting-edge technology with professional insight to meet the diverse needs of our clients. Our services provided

- A. Area Measurement Reports
- B. Existing Planning Drawings (floor plans, sections, elevations & site plans)
- C. Land Registry compliant Lease Plans
- D. Matterport Virtual Tours

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2. Report Objective

The objective of this report was to deliver a precise and reliable area measurement survey of 18 Percy Street, London, ensuring accuracy in net internal and gross internal area calculations. This survey supports our client's property planning, valuation, and compliance needs, providing clear data for informed decision-making.

3. The Property

18 Percy Street, London, W1 is a characterful mixed-use building arranged over basement, ground and upper floors within the heart of Fitzrovia. The property features a prominent retail frontage at street level, with upper floors providing adaptable office and ancillary accommodation. Internally, the building combines period architectural detailing with practical modern fit-out, including generous floor-to-ceiling heights and good natural light. The basement provides additional storage and servicing space, supporting the commercial use of the building.

4. Site Conditions

On the day of the survey 18 Percy Street was occupied and provided a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

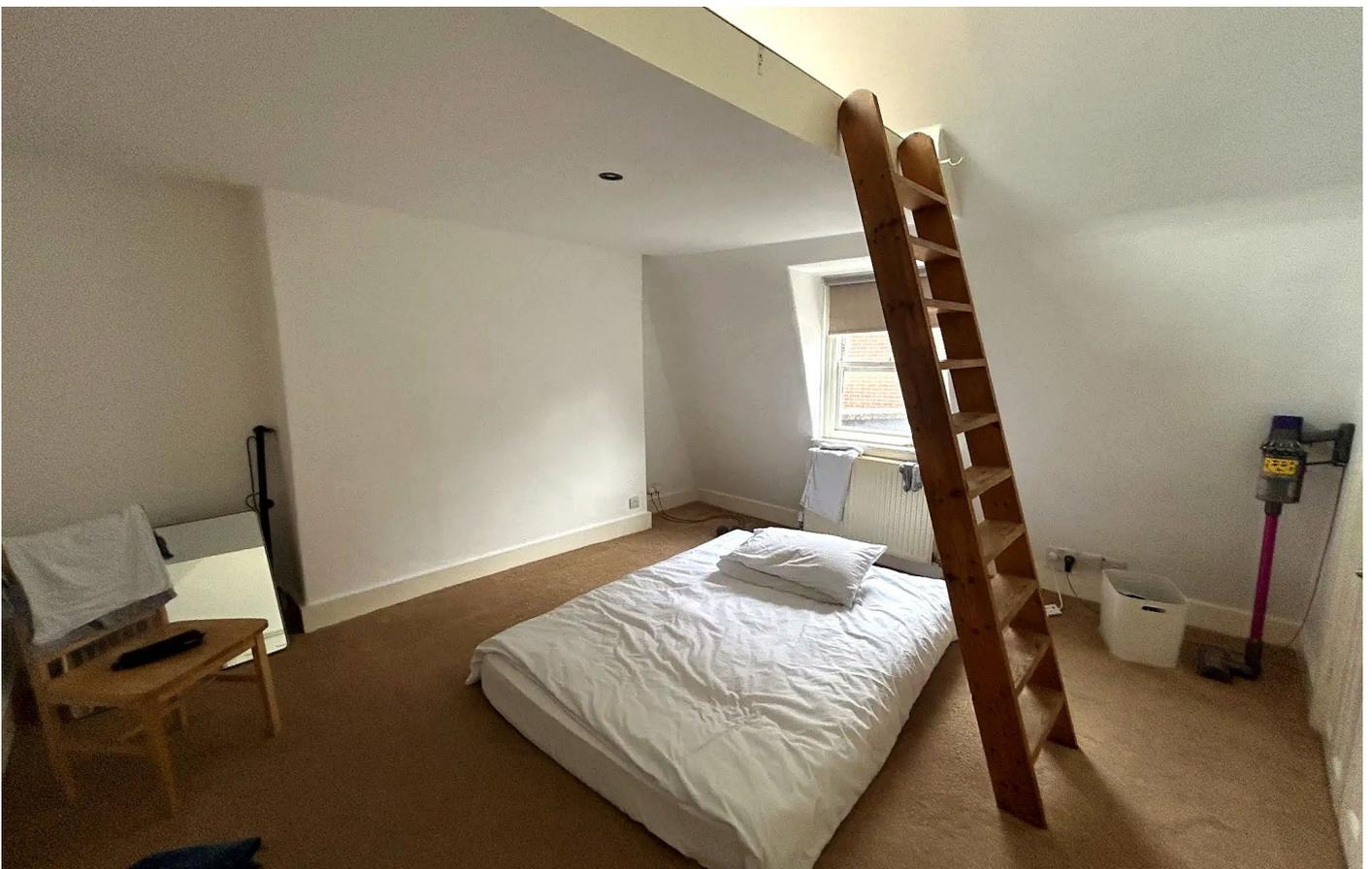
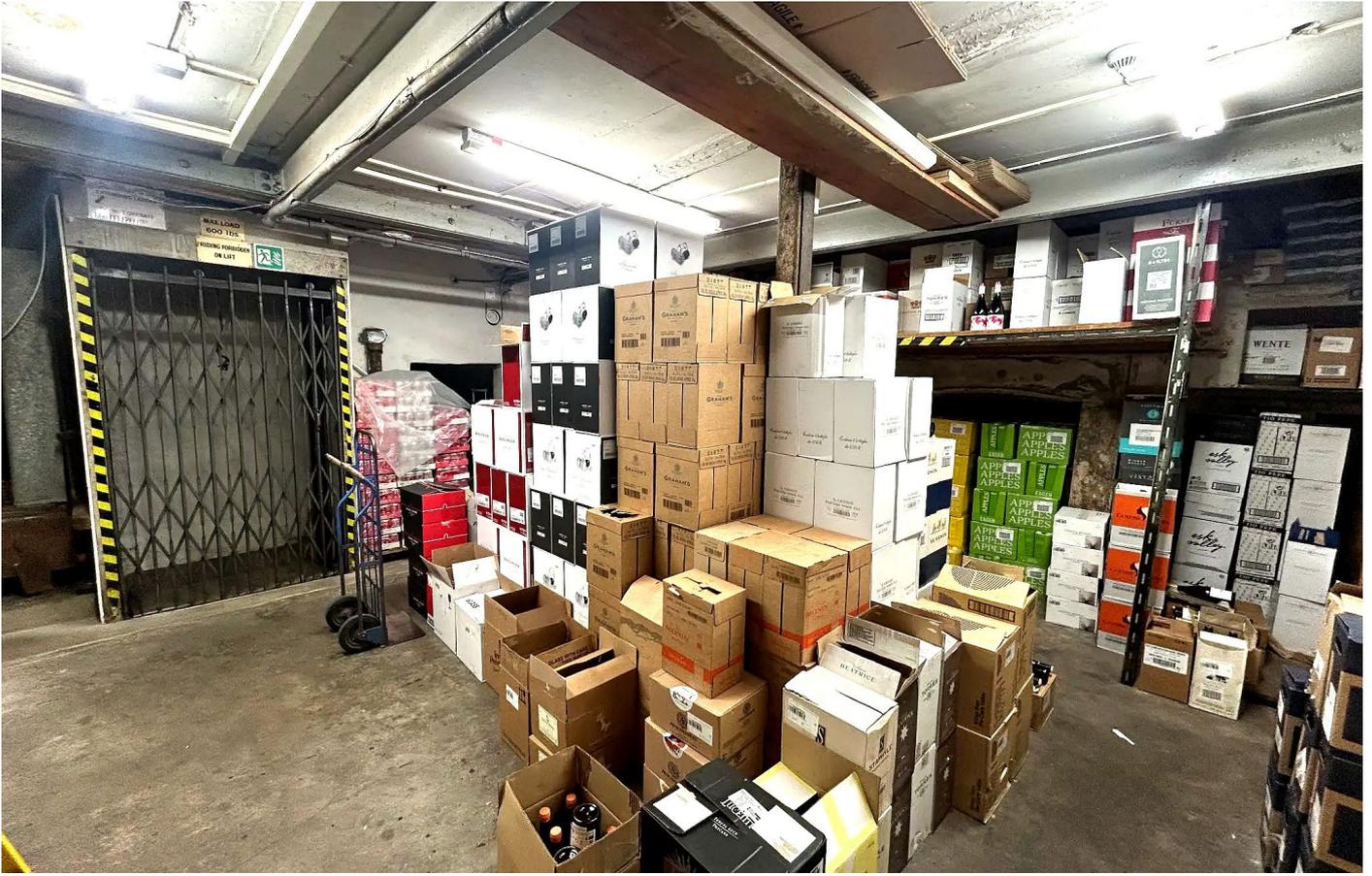
5. Schedule of Areas

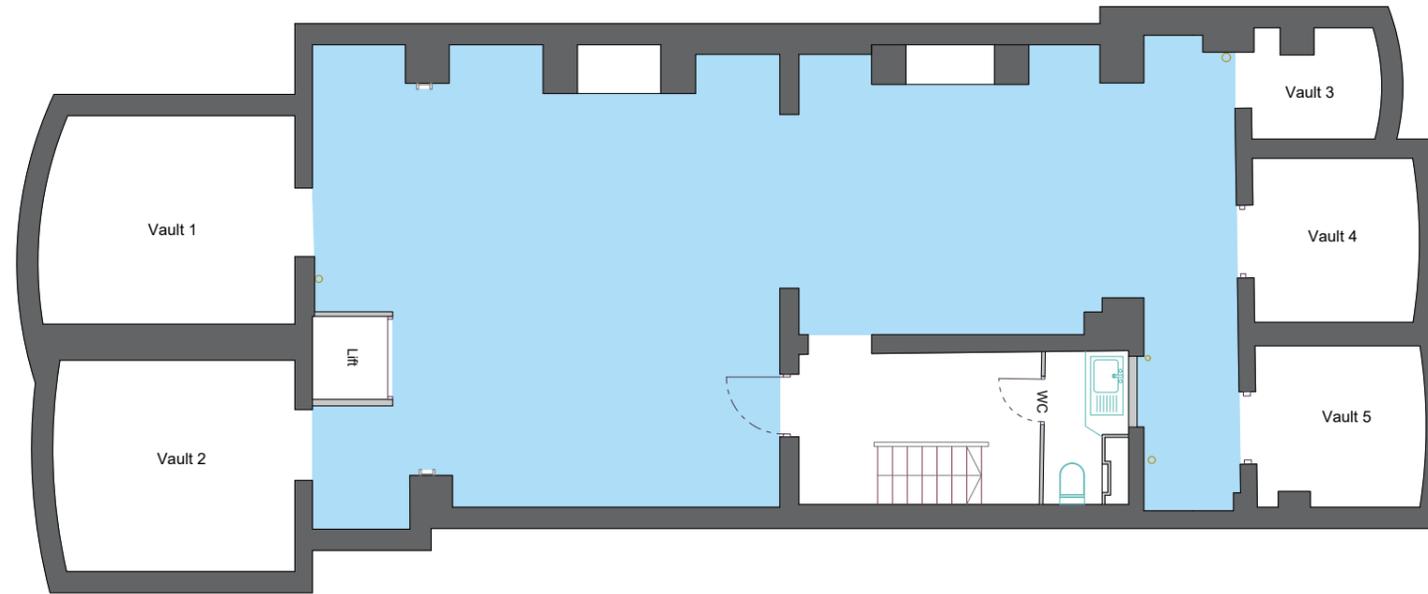
Net Internal Area and Gross Internal Area								
Level	NIA - Retail (m2)	NIA - Retail (sq ft)	NIA - Office (m2)	NIA - Office (sq ft)	NIA - Total (m2)	NIA - Total (sq ft)	GIA - Building (m2)	GIA - Building (sq ft)
Third	-	-	-	-	-	-	55.7	600
First	-	-	54.3	584	54.3	584	68.1	733
Ground	97.4	1,048	-	-	97.4	1,048	111.3	1,198
Lower Ground	67.3	724	-	-	67.3	724	123.2	1,326
TOTAL	164.7	1,773	54.3	584	219	2,357	358.3	3,857

Gross Internal Area - Residential		
Level	GIA (m2)	GIA (sq ft)
Flat 2 Third Level	55.7	600

Other		
Item	GIA (m2)	GIA (sq ft)
Vault 5	5.3	57
Vault 4	5.4	58
Vault 3	2.6	28
Vault 2	10.1	109
Vault 1	10.4	112

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Lower Ground



18 Percy Street

Fitzrovia
London
W1T

REFERENCES

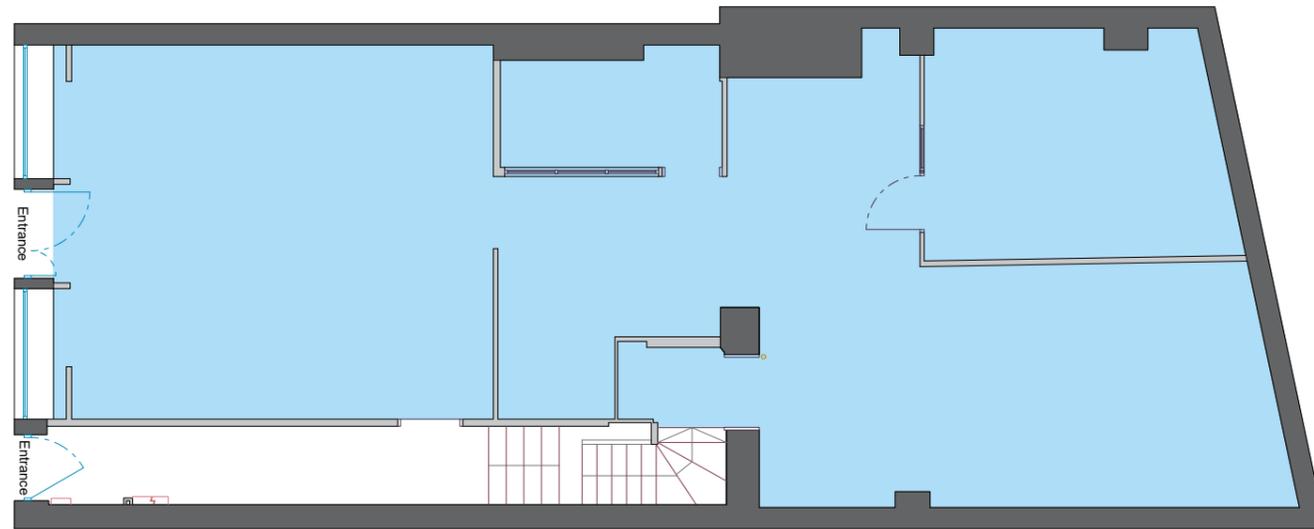
 Net Internal Area

Drawing Name
Lower Ground Floor Plan

Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Ground Level



18 Percy Street

Fitzrovia
London
W1T

REFERENCES

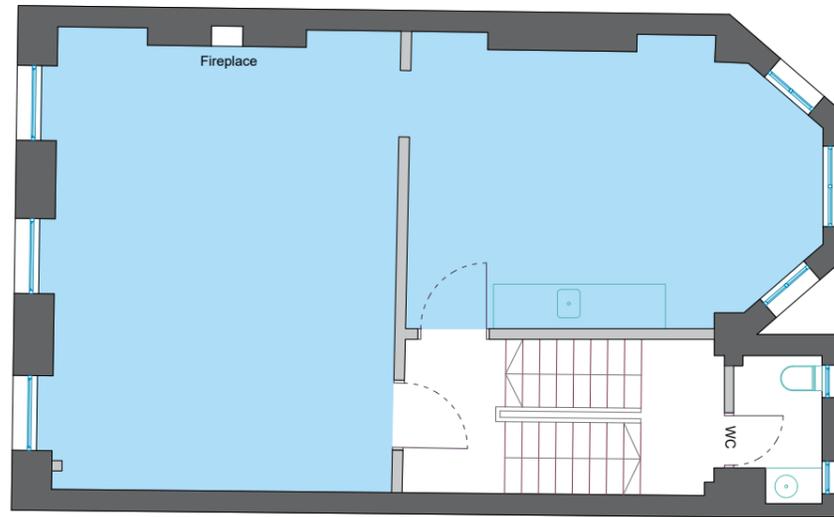
 Net Internal Area

Drawing Name
Ground Level Floor Plan

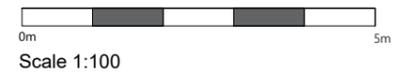
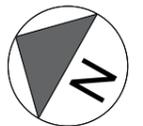
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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First Level



18 Percy Street

Fitzrovia
London
W1T

REFERENCES

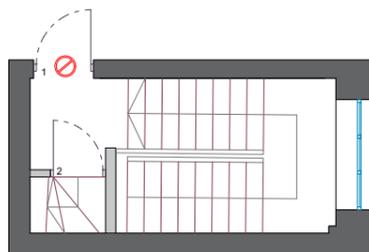
 Net Internal Area

Drawing Name
First Level Floor Plan

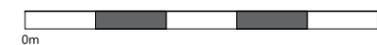
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Second Level



Scale 1:100

18 Percy Street

Fitzrovia
London
W1T

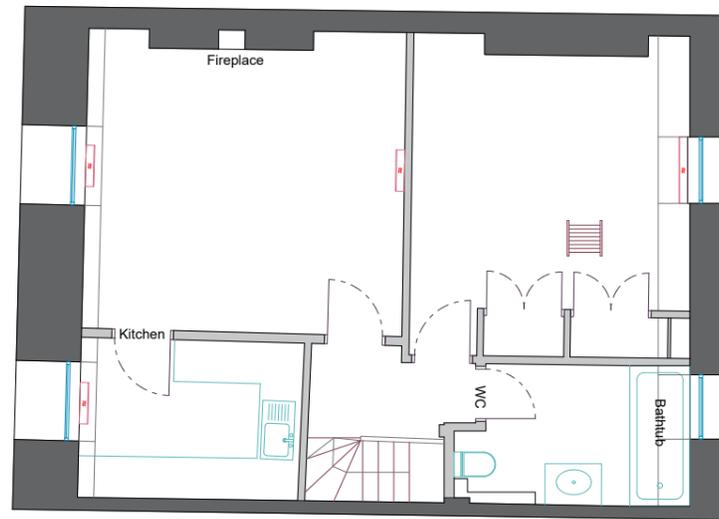
REFERENCES

Drawing Name
Second Level Floor Plan

Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Third Level



18 Percy Street

Fitzrovia
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REFERENCES

Drawing Name
Third Level Floor Plan

Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at 18 Percy Street, London. Our team has delivered precise calculations for the net internal and gross internal areas, supported by a detailed floor plan and survey notes. The property was surveyed under optimal conditions, ensuring accuracy and reliability in the results.

We are confident that the data and insights provided in this report will support your property planning, valuation, and compliance needs. Should you require any further information or additional services, please do not hesitate to contact us.

Thank you for choosing Sterling Temple for your measured surveying requirements.